



Recently constructed to a quality finish with approximately five years NHBC warranty remaining, this is a superb family home with four bedrooms



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McEwan Fraser Legal is delighted to present this exceptional detached home, constructed in 2019 and exuding contemporary elegance with approximately five years remaining on its NHBC warranty. Built to the highest standard with quality fixtures and fittings throughout, this property promises comfort, style, and peace of mind for years to come.

THE LOUNGE



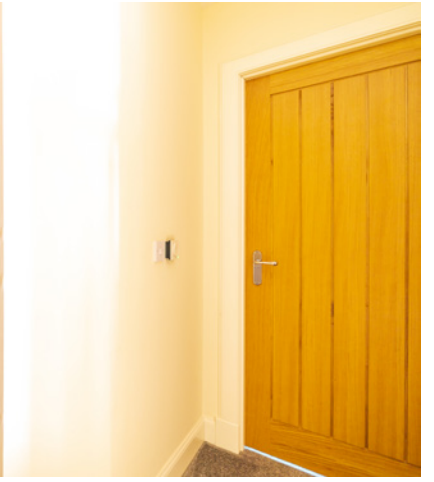
As you step inside, you're greeted by a welcoming hallway that leads to the beautifully appointed ground floor. The spacious lounge is perfect for relaxation, while the dining kitchen, equipped with modern appliances and ample storage, provides an ideal space for family meals and entertaining. A convenient utility room and a stylish shower room complete the ground floor accommodation, offering practicality and ease of living.

THE KITCHEN



THE UTILITY & SHOWER ROOM



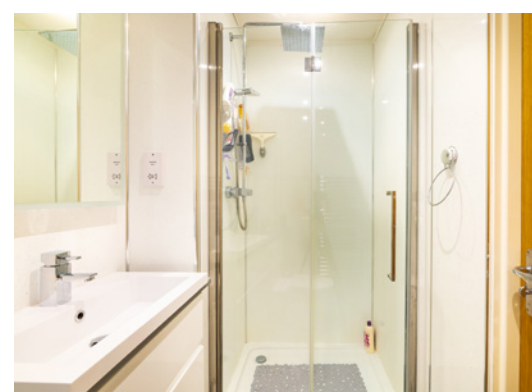


Upstairs, the property continues to impress with a well-designed landing that leads to the principal bedroom, featuring a luxurious en-suite shower room. Three additional bedrooms provide ample space for family members or guests, and a contemporary family bathroom adds to the home's appeal.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3



BEDROOM 4



Externally, this property boasts a detached garage with a powered door and a workshop area, catering to all your storage and hobby needs. The beautifully landscaped gardens offer a serene retreat, perfect for outdoor relaxation and entertaining, with stunning open countryside views enhancing the sense of tranquillity. A spacious driveway provides off-road parking for several vehicles, ensuring convenience for homeowners and visitors alike.

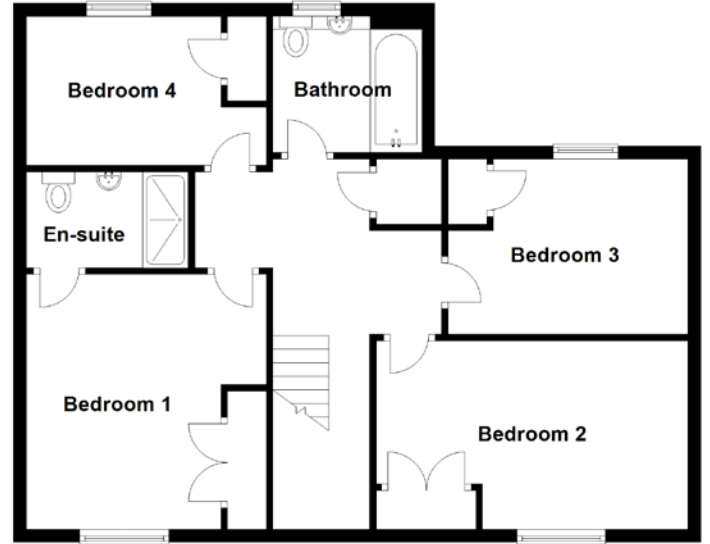
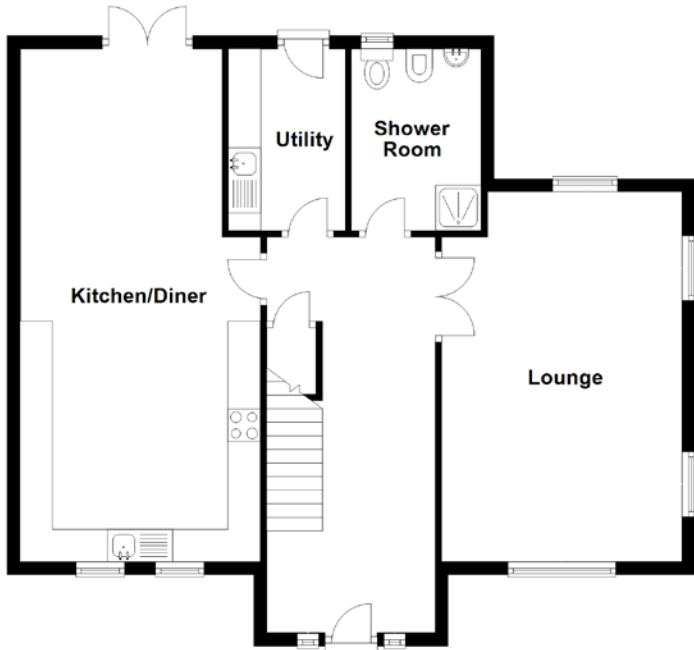
Situated in a desirable location, this home combines modern living with rural charm, making it a truly unique find. Viewing is essential to fully appreciate the quality and features this home has to offer.

Don't miss the opportunity to make this exquisite property your own – schedule a viewing today and discover the exceptional lifestyle that awaits you.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

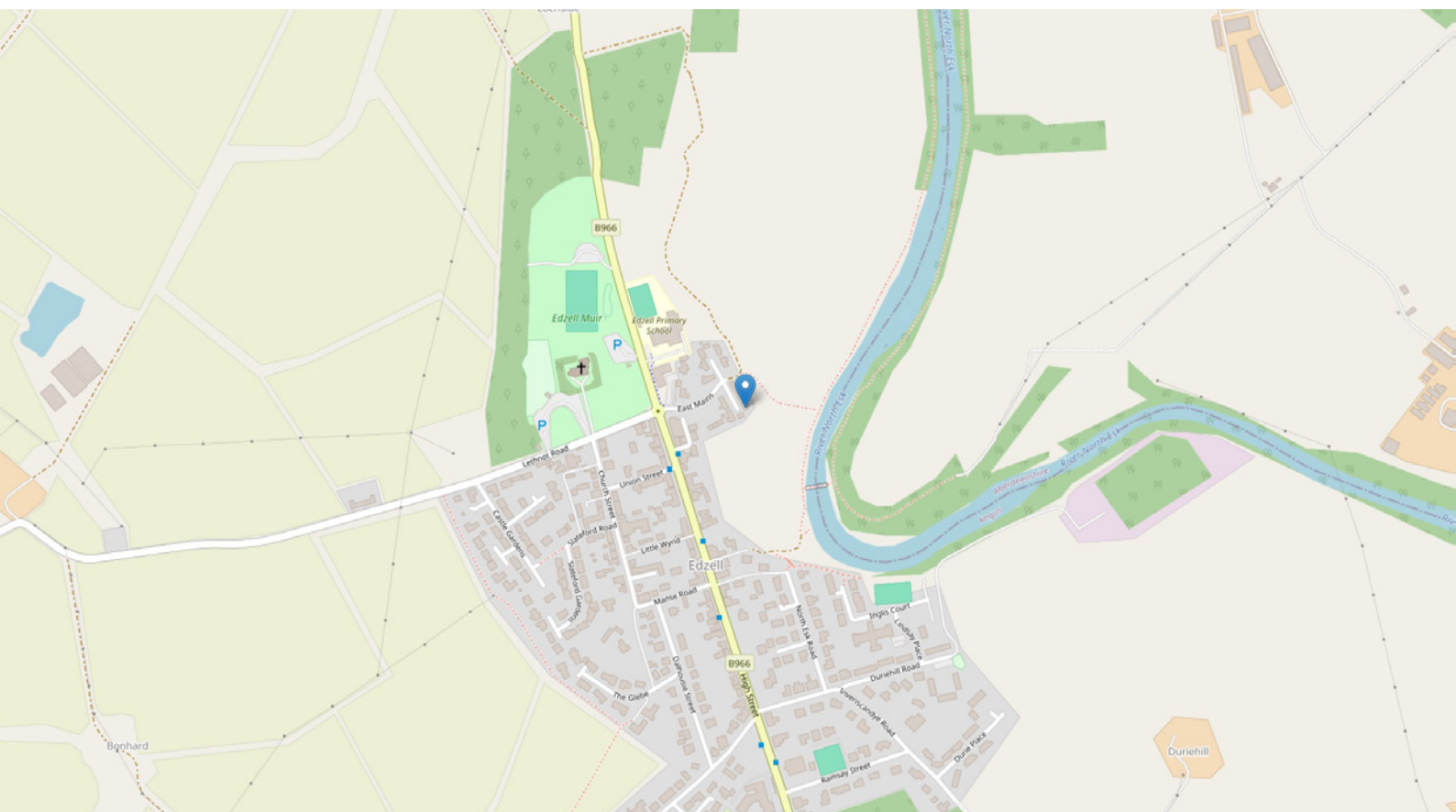


Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 4.40m (14'5")
Kitchen/Diner	7.90m (25'11") x 3.70m (12'2")
Utility	2.80m (9'2") x 1.80m (5'11")
Shower Room	2.80m (9'2") x 2.00m (6'7")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Bedroom 1	3.70m (12'2") x 3.70m (12'2")
En-suite	2.50m (8'2") x 1.30m (4'3")
Bedroom 2	4.80m (15'9") x 2.90m (9'6")
Bedroom 3	3.70m (12'2") x 2.70m (8'10")
Bedroom 4	3.70m (12'2") x 2.30m (7'6")

Gross internal floor area (m²): 141m² | EPC Rating: B



THE LOCATION

Welcome to Edzell, a picturesque village in the heart of Angus, Scotland, renowned for its serene beauty and vibrant community spirit. This charming village offers the perfect setting for family life, combining the tranquillity of rural living with a host of modern amenities and conveniences. Edzell is surrounded by stunning landscapes, with the nearby Grampian Mountains providing a breathtaking backdrop. Nature lovers and outdoor enthusiasts will delight in the abundance of recreational opportunities, from scenic walks along the River North Esk to exploring the enchanting Edzell Castle and its beautiful gardens.





The village itself boasts a wealth of amenities to cater to everyday needs. You'll find a selection of local shops, cafes, and restaurants, offering everything from daily essentials to delightful treats. The local primary school provides quality education within a close-knit community, ensuring a supportive and nurturing environment for children. For those who enjoy sports and leisure, Edzell has a well-regarded golf club and various other facilities, promoting an active and healthy lifestyle. The village's strong sense of community is reflected in its regular events and activities, fostering a welcoming atmosphere where neighbours quickly become friends.

Edzell's convenient location offers easy access to larger towns and cities such as Brechin, Montrose, and Dundee, making it an ideal base for commuting or exploring the wider region. Excellent transport links ensure that both work and leisure destinations are within easy reach. This family-sized property in Edzell offers not just a home, but a lifestyle enriched by the charm and beauty of village living. With its blend of historic appeal, modern amenities, and community spirit, Edzell is the perfect place to put down roots and create lasting memories.

Discover the exceptional quality of life that Edzell has to offer – schedule a viewing today and experience the unique charm of this wonderful village.



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